

Duchesne County Boundary Line Adjustment Survey

Located in Section 30, T. 3 S., R. 2 W., U.S.B. & M.

Duchesne County, Utah

2015

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



LEGEND

- ADJUSTED BOUNDARY LINE
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- COUNTY ROAD RIGHT OF WAY LINE
- EXISTING DEED LINE
- FOUND 5/8" REBAR & CAP AS NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER OR 1/16 CORNER AS NOTED
- NOT FOUND SECTION CORNER RE-ESTABLISHED AS NOTED
- NOT FOUND QUARTER SECTION CORNER RE-ESTABLISHED AS NOTED

NEW DESCRIPTION FOR DUCHESNE COUNTY

PARCEL 00-0007-5881 (2821-0001)

AS FOUND IN BOOK A-69 PAGE 331 OF THE DUCHESNE COUNTY RECORDS

THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M. CONTAINING 36.323 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., THENCE SOUTH 400 FEET; THENCE EAST 400 FEET; THENCE NORTH 400.00 FEET; THENCE WEST 400 FEET TO THE POINT OF BEGINNING. CONTAINING 3.673 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM:

THAT PORTION OF TAX PARCEL 00-0007-5881 THAT IS SOUTH AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE LAKE BOREHAM COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°34'20"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., 680.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE S89°35'08"W 142.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: N38°52'49"E 46.71 FEET, N30°36'59"E 69.57 FEET, AND AROUND A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 117.71 FEET (CHORD BEARS N39°59'23"E 117.71 FEET) TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°34'20"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 185.40 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS N00°55'17"W BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/16 CORNER ON THE WEST LINE OF SAID SECTION 30. CONTAINING 0.161 ACRE, MORE OR LESS.

CONTAINING 32.335 ACRES, MORE OR LESS (NET).

NEW DESCRIPTION FOR DOUGLAS B. MURPHY

PARCEL 00-0007-5865 (2820)

AS FOUND IN BOOK A-630 PAGE 111 - 113 OF THE DUCHESNE COUNTY RECORDS

THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M. CONTAINING 98.463 ACRES, MORE OR LESS.

ALSO:

THAT PORTION OF TAX PARCEL 00-0007-5881 THAT IS SOUTH AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE LAKE BOREHAM COUNTY ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N00°34'20"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., 680.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30; THENCE S89°35'08"W 142.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A COUNTY ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: N38°52'49"E 46.71 FEET, N30°36'59"E 69.57 FEET, AND AROUND A 3040.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 117.71 FEET (CHORD BEARS N39°59'23"E 117.71 FEET) TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE S00°34'20"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, 185.40 FEET TO THE POINT OF BEGINNING. BASIS OF BEARING IS N00°55'17"W BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/16 CORNER ON THE WEST LINE OF SAID SECTION 30. CONTAINING 0.315 ACRE, MORE OR LESS.

EXCEPTING THEREFROM:

LOT 22, BLOCK 22, MIDVIEW TOWNSITE SURVEY CONTAINING 0.161 ACRE, MORE OR LESS.

ALSO EXCEPTING THEREFROM:

THE 4.963 ACRES, MORE OR LESS THAT WERE QUIT CLAIMED TO DUCHESNE COUNTY FOR THE COUNTY ROAD RIGHT OF WAY IN 2015.

CONTAINING 94.654 ACRES, MORE OR LESS (NET).

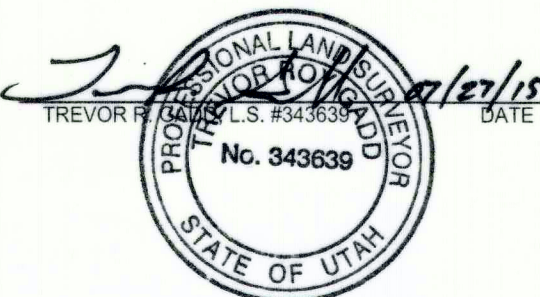
OWNERSHIP INFORMATION FOR THE LOTS OF THE MIDVIEW TOWNSITE

- Duchesne County 00-0035-0066 MI - 15
- Grant W. Eldredge 00-0003-3963 MI - 17
- Ronald L. Richens 00-0003-3971 MI - 18
- Grant W. Eldredge 00-0003-3969 MI - 19
- John R. Larson 00-0003-4003 MI - 21
- John R. Larson 00-0003-4011 MI - 22
- Grant W. Eldredge 00-0003-4029 MI - 23
- Douglas B. Murphy 00-0003-4037 MI - 24

SURVEYOR'S CERTIFICATE

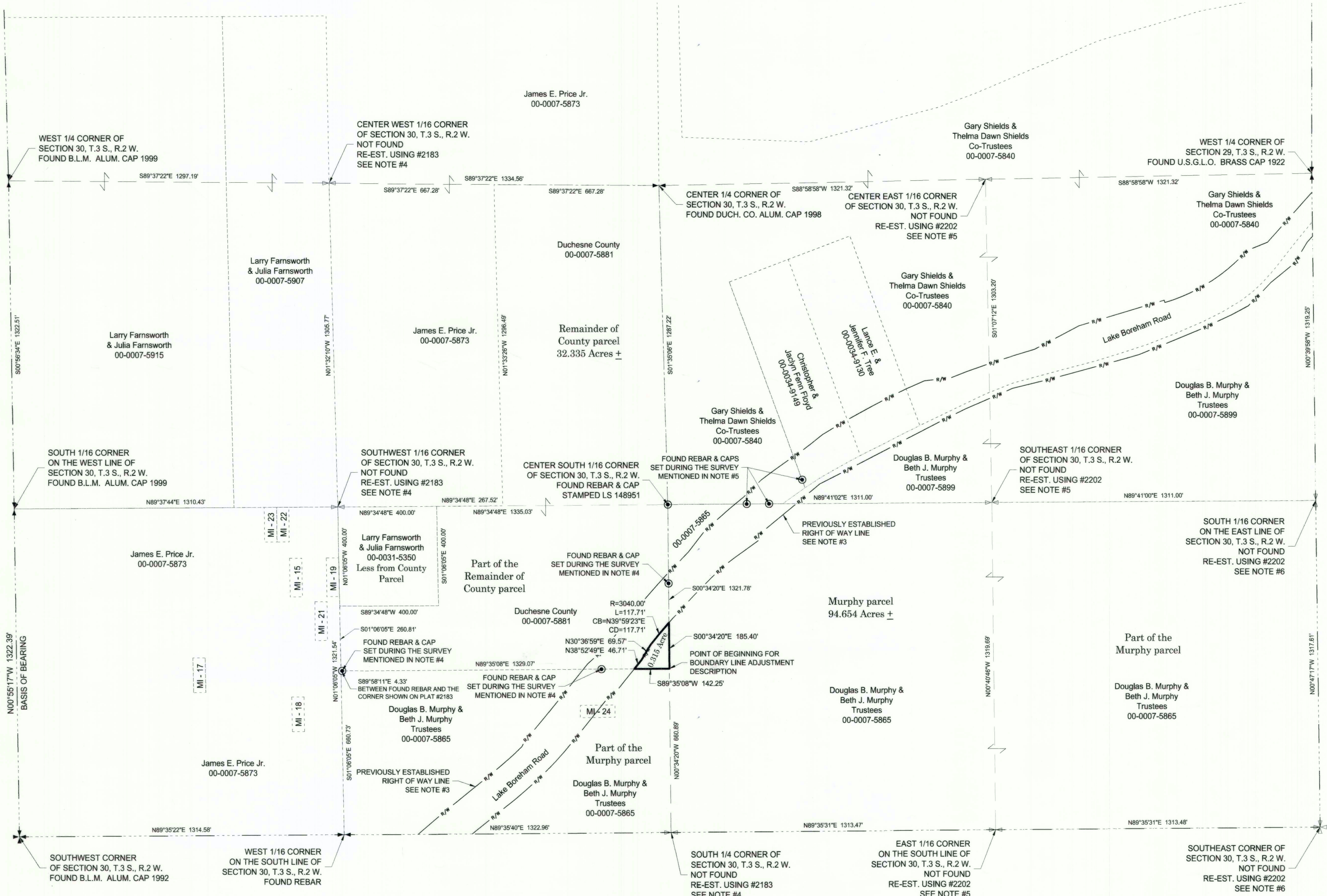
I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE A BOUNDARY LINE ADJUSTMENT DESCRIPTION FOR THAT PORTION OF PARCEL 00-0007-5881 THAT IS SOUTH AND EAST OF THE DUCHESNE COUNTY RIGHT OF WAY FOR THE LAKE BOREHAM ROADWAY. ROADWAY WAS DESIGNED AND CONSTRUCTED FOR DUCHESNE COUNTY SPECIAL SERVICE DISTRICT #2.
2. BASIS OF BEARINGS USED WAS N00°55'17"W BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/16 CORNER ON THE WEST LINE OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., AS SHOWN.
3. THE LAKE BOREHAM RIGHT OF WAY SURVEY PLAT AND THE QUIT CLAIM DEEDS ASSOCIATED WITH SAID COUNTY ROAD CAN BE FOUND ON FILE AT THE DUCHESNE COUNTY RECORDERS OFFICE. QUIT CLAIM DEEDS WERE PREPARED AND SIGNED BY ADJOINING LAND OWNERS QUIT CLAIMING THEIR INTEREST IN SAID RIGHT OF WAY TO DUCHESNE COUNTY.
4. THE LOCATIONS FOR THE SOUTH 1/4 CORNER, THE SOUTHWEST 1/16 CORNER, THE CENTER WEST 1/16 CORNER, AND THE CENTER SOUTH 1/16 CORNER OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY JERRY D. ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2183.
5. THE LOCATIONS FOR THE SOUTHEAST 1/16 CORNER, THE CENTER EAST 1/16 CORNER, AND THE EAST 1/16 CORNER ON THE SOUTH LINE OF SECTION 30, T. 3 S., R. 2 W., U.S.B. & M., WERE RE-ESTABLISHED BASED ON INFORMATION FROM A SURVEY PERFORMED BY D. RYAN ALLRED, ON FILE AT THE DUCHESNE COUNTY SURVEYOR'S OFFICE, FILE NO. 2202.



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, WARRANT OWNERSHIP OF THE LAND DESCRIBED HEREON AND HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED SUBDIVIDED AND PLATTED AS SHOWN ON THE DUCHESNE COUNTY BOUNDARY LINE ADJUSTMENT SURVEY AND AGREE UPON AND PLACE OUR COMMON BOUNDARY BETWEEN OUR INDIVIDUAL PROPERTIES AS SHOWN HEREON.

RONALD M. WINTERTON CHAIR
DUCHESNE COUNTY COMMISSION

DOUGLAS B. MURPHY TRUSTEE
MURPHY FAMILY TRUST

BETH J. MURPHY TRUSTEE
MURPHY FAMILY TRUST

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 2015, PERSONALLY APPEARED BEFORE ME, RONALD M. WINTERTON OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 2015, PERSONALLY APPEARED BEFORE ME, DOUGLAS B. MURPHY AND BETH J. MURPHY OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A BOUNDARY LINE ADJUSTMENT ON THIS _____ DAY OF _____ OF 2015.

MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 2015.

STEPHEN POTTER
DUCHESNE COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH } S.S.
COUNTY OF DUCHESNE

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2015, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1302-001 FILE NAME: h:\dproj\1302-001\dwg\1302-001 survey county bls-ros.dwg
SURVEYED BY: J&D Engineering DRAWN BY: T.W.G. UPDATED: 7/27/2015 PLOTTED: 7/27/2015

**Duchesne County
Boundary Line Adjustment Survey**

Duchesne County, Utah
Scale: 1" = 300'

County Surveyor File # 3206